

WARRANTY DEED
Joint Tenancy

014478

KNOW ALL MEN BY THESE PRESENTS, that PAUL J. MITCHELL of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by JEFFREY D. MITCHELL and KARAN M. MITCHELL, whose mailing address is RFD #1, Box 245, North Vassalboro, Maine 04962

NO TRANSFER
TAX PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said JEFFREY D. MITCHELL and KARAN M. MITCHELL, as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land located in Waterville, County of Kennebec, State of Maine, with the buildings thereon, bounded and described as follows, to wit:

Being Lot #34 as designated on a Plan entitled "A Plan of Clearview Avenue", dated February 7, 1969 and recorded in the Kennebec County Registry of Deeds, Plan Book 40, Page 39.

Subject to and conveyed with said Lot #34 are protective covenants which shall run with the land, as described in a declaration of protective covenants recorded in the Kennebec County Registry of Deeds, Book 3211, Page 191.

Being a portion of the same premises conveyed to Paul J. Mitchell by deed of Brihunt Corporation, dated July 13, 1987 and recorded in the Kennebec County Registry of Deeds, Book 3198, Page 229.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said JEFFREY D. MITCHELL and KARAN M. MITCHELL, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantees to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same

to the said JEFFREY D. MITCHELL and KARAN M. MITCHELL, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said PAUL J. MITCHELL, as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 1st day of July, 1988.

Signed, Sealed and Delivered
in presence of

Paul J. Mitchell
PAUL J. MITCHELL

STATE OF MAINE
County of Kennebec

July 1, 1988

Then personally appeared the above named PAUL J. MITCHELL, and acknowledged the foregoing instrument to be his free act and deed. Before me,

Lisa A. Violette
Notary Public/~~Attorney at Law~~

Lisa A. Violette

LISA A. VIOLETTE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MARCH 1, 1992

RECEIVED KENNEBEC SS.

1988 JUL -8 AM 9:00

ATTEST: _____
REGISTER OF DEEDS

SEAL